

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**241 CRANBOURNE ROAD, FRANKSTON,**

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **500,000 to 550,000**

Provided by: Karen Day, Us Real Estate

## MEDIAN SALE PRICE



**FRANKSTON, VIC, 3199**

Suburb Median Sale Price (House)

**\$525,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**26 BUNARONG DR, FRANKSTON, VIC**

3 1 2

### Sale Price

**\$535,000**

Sale Date: 01/03/2017

Distance from Property: 256m



**7 NILMA CT, FRANKSTON, VIC 3199**

3 1 2

### Sale Price

**\$570,000**

Sale Date: 08/04/2017

Distance from Property: 817m



**3 BIDGEE ST, FRANKSTON, VIC 3199**

3 1 2

### Sale Price

**\$504,000**

Sale Date: 02/04/2017

Distance from Property: 379m



This report has been compiled on 27/07/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

### Property offered for

Address  
Including suburb and

241 CRANBOURNE ROAD, FRANKSTON, VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 500,000 to 550,000

### Median sale price

Median price

\$525,000

House

X

Unit

Suburb

FRANKSTON

Period

01 July 2016 to 30 June 2017

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable	Price	Date of sale
26 BUNARONG DR, FRANKSTON, VIC 3199	\$535,000	01/03/2017
7 NILMA CT, FRANKSTON, VIC 3199	\$570,000	08/04/2017
3 BIDGEE ST, FRANKSTON, VIC 3199	\$504,000	02/04/2017